

DOES YOUR AUDITORIUM CONFORM TO THE STATUTORY BUILDING NORMS?

Key points:

Structure to be fire resistant – All the parts of the premises open to the public shall be made of fire resisting materials of at least half hour resistance. No wooden posts shall be allowed for the support of the galleries or tiers unless treated with fire retardant solutions or coated with fire resistant /retardant. No soft wood or other inflammable wall limiting partitions, screens or barriers shall be used in any part of the auditorium.

Height of tiers – Where the first tier or balcony extends over any part of the auditorium, the height between the floor of the auditorium and such tier shall not be any part less than 3 mts , the floor of the highest part of such tier or balcony and the lowest part of the ceiling over the same shall not be less than 3 1/4 . The height between the several tiers shall in no case be less than 2 1/2 meters

Entrance – the premises shall have a road frontage on the public thoroughfare and in such frontage there shall be suitable means of entrance and exit for the public. In addition, entrances and exits shall be reserved for service in case of emergency.

Exits –

- there shall be at least one exit from every tier, floor or gallery for every 150 persons , provided that from every upper floor or gallery there shall not be less than two exits . Provided further that an exit by way of a stage or platform shall not be reckoned as one of the exits.
- Every exit from an auditorium shall provide a clear opening space of not less than 2.1 mts high and 1.5 mts wide. .Exits should be suitably placed along both sides and shall deliver into two or more different thoroughfares or open space and shall at all times provide free means of dispersal.
- Every passage or corridor leading from an exit to a final place of exit shall at no point be lesser than 1.50mts and it shall not diminish in width in the direction of the final place of exit.
- The combined width of the final place of exit from the building shall be such that there are at least 1.50 mts of exits widths for every 150 persons that can be accommodated in the building.
All exit doors shall open outwards and shall not be fitted in a way that they obstruct the passage .All exit doors shall be available to the public and shall not be locked or bolted .
- All the exits shall be well illuminated.

Seating Accommodation –No part of the auditorium shall provide accommodation exclusive of the passages at a scale higher than 0.45sqmts per person. The maximum gross occupant load shall be 0.60 sq.m of the overall area of the floor space in the auditorium, per person.

Seating – the seating shall be so arranged that there is free access to exits. The rows of the seats shall be so arranged that there is clear space of not less than 38cms between the back of one seat and the foremost portion of the seat arm of frame behind, measured between perpendiculars. The distance between the back of one row of seats to the back of another row of seats immediately behind shall not be less than 90 cms and 98 cms where fixed seats are used. The width of the seat shall not be less than 50cms where arms are provided and 45cms where arms are not provided.

Gangways –

- Clear passages or longitudinal gangways shall be formed at the sides and down the centre of the seating (seating between sides) in every part of the auditorium in such manner that no seat shall be more than 7 seats from any of the gangway.
- The width of the main longitudinal gangway shall not be lesser than 120cms and the width of the side longitudinal gangway shall not be lesser than 90cms
- At least two longitudinal gangways shall be connected directly to the exit door
- Cross gangways of not less than 120 cms wide shall be provided parallel to the line of seating. At least one gangway shall be required for every 15 rows.
- These gangways should be kept free of any obstruction.

Doors - All doorways shall be at least 1.5mts wide in the clear and they must open outwards to lie flush with the outside wall. All doors for the use of the public may be kept closed but they must not be bolted during a performance, provided an attendant is provided as incharge of each such door whose duty it shall be to lay open such door when required.

Width of corridor – No staircase, landing lobby, corridor or passage not being used as an exit shall be less than 1.50 meters wide and there shall be no recesses or projections in the walls of such passages, gangways or corridors within 1.50 mts of the ground.

Staircases – All staircases shall be constructed entirely of bricks, stone cement or concrete with fire resisting roof ceiling. There shall be at least two staircases of width not less than 1.50mts to provide access to any gallery or upper floor in the buildings which is intended to be used by the public . The treads and risers of steps shall be of uniform width and height. All staircases shall have on both sides strong handrails firmly secured to the wall by strong metal brackets. No staircase shall discharge into the passage or corridor against or across the direction of exit.

Sanitary conveniences – every premise shall be provided with sufficient and separate water closet or privy accommodation as also urinal accommodation for use of males and females.

The standards as prescribed by the latest edition of the National Building Code, may also be consulted.

Key Precautions against fire

Water supply – An underground water storage tank of capacity not less than 50, 000 ltrs shall be provided for the purpose of fire fighting with an arrangement of replenishment. The location of the tank should be such that it is accessible to the fire engine of the Delhi Fire Service.

Hose reel - Provision shall be made for a suitable number of first aid hose reels conforming to I.S 884 but not less than two at places desired by the Delhi Fire Service .

Fire buckets - Fire buckets conforming to I.S 726 should be provided in such number as the Licensing authority/Chief Fire Officer may direct

Portable Fire Extinguishers – Water, , Co2, Soda Acid type fire extinguishers of 9 ltrs capacity as per IS 940 shall be provided at the rate of one fire extinguisher for every 100 persons or part thereof or such number as specified by the Chief fire Officer . All the fire equipments shall be so disposed as to be readily available for use in case of fire.

Curtains – all curtains covering doors and passages shall be hung so as not to trail on the floor

Fire Alarm – Suitable fire alarm system shall be installed to sound warning in case of fire to inform staff for fire fighting action.

Fire Orders – the instructions to be followed in case of fire shall always be posted in some conspicuous place so that it remains in public view.

Fireman – In every premises the employees shall be trained in use of fire appliances and shall for such purpose be drilled at least once in every fortnight.

Free access to the Chief fire Officer – the Chief fire Officer or any fire officer authorised by him shall be free at all times to make an entry into the premises to make an inspection .

The standards as prescribed by the latest edition of the National Building Code, may also be consulted.